



## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, OCTOBER 12<sup>TH</sup>, 2006  
6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
  - A. Approval of minutes from workshop and regular meetings on [August 3, 2006](#).**
  - B. Approval of minutes from workshop and regular meetings on [August 17, 2006](#).**
  - C. Approval of minutes from workshop and regular meetings on [September 7, 2006](#).**
  - D. Approval of minutes from workshop and regular meetings on [September 21, 2006](#).**
  - E. Consideration – Final Plat [FP06-16](#)**

*Final plat of Burt Road Estates Subdivision, consisting of 10.68 acres in the ETJ of Bryan, Brazos County, Texas.*
  - J. Dean**
- 5. REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT (Commission has final approval; appeals may be directed to City Council.)**
  - A. PUBLIC HEARING/CONSIDERATION – Conditional Use [CU 06-08](#)**

*A request for approval of a Conditional Use Permit to allow an automobile repair shop on property in a 'SC-B' South College Business zoning district on property at 1208-1210 South Coulter Drive between South College and Cavitt Avenues, specifically occupying parts of Lot 2 in Block 4 of Winter Subdivision in south central Bryan, Brazos County, Texas.*
  - M. Zimmermann**

**6. REQUESTS FOR APPROVAL OF REZONINGS (Commission makes recommendation; City Council has final approval.)**

**A. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ06-20](#)**

**L. Guindi**

*A request to change the zoning classification from 'RD-5' Residential District – 5000 and 'RD-7' Residential District – 7000 to 'R-NC' Residential Neighborhood Conservation District on all 27 lots located in the Briarcrest Estates Subdivision – Phase 4 in Bryan, Brazos County, Texas.*

**B. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ06-34](#)**

**L. Guindi**

*A request to change the zoning classification from 'AO' Agricultural Open District to 'PD' Planned Development District, allowing certain office, retail & commercial uses on 60.3694 acres of land adjoining the south side of Briarcrest Drive in the Richard Carter Survey in southeastern Bryan, Brazos County, Texas.*

**C. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ06-35](#)**

**J. Dean**

*A request to change the zoning classification from 'RD-5' Residential District – 5000 to 'C-2' Retail District on property at the intersection of Groesbeck Street and Eden Lane, being Lot 11, Block 3, Eden Subdivision in west central Bryan, Brazos County, Texas*

**7. REQUESTS FOR APPROVAL OF VARIANCES (Commission has final approval; appeals may be directed to City Council.)**

**A. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV06-21](#)**

**J. Dean**

*A request for approval of a variance from the minimum 25-foot front setback required on residential lots on property located at 901 Esther Boulevard at the east corner of the intersection of Esther Blvd. and Wayside Drive, Lot 3 (pt of), 4, Block 8, Culpepper Manor #1 in central Bryan, Brazos County, Texas.*

**B. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV06-23](#)**

**M. Zimmermann**

*A request for approval of a 7.11-foot variance from the minimum 50-foot lot width generally required of lots in residential zoning districts, to allow creation of a residential lot proposed to be only 42.89 feet in width on 3.673 acres of land adjoining the 4600 block of North Texas Avenue (northeast side), being Lot 2 of San Miguel Subdivision in northern Bryan, Brazos County, Texas.*

**8. REQUESTS FOR APPROVAL OF SUBDIVISIONS**

**A. PUBLIC HEARING/CONSIDERATION – Replat [RP06-16](#)**

**M. Zimmermann**

*A proposed resubdivision of Lot 2 in the San Miguel Subdivision, being 3.673 acres of land adjoining the 4600 block of North Texas Avenue (northeast side) in northern Bryan, Brazos County, Texas.*

**B. PUBLIC HEARING/CONSIDERATION – Replat [RP06-15](#)**

**J. Dean**

*A proposed resubdivision of 2.66 acres in the Saladiner Subdivision located in the 4700 block of North Texas Avenue (southwest side) in northern Bryan, Brazos County, Texas.*

**9. PUBLIC HEARING/CONSIDERATION – Thoroughfare Plan Amendment [CPA6-01](#)**

**J. Dean**

*A request to amend the City of Bryan's Thoroughfare Plan, specifically to shift the alignment of proposed minor arterial street approximately 800 feet east from its currently planned intersection with West Villa Maria Road on property near the Brazos Christian School in west Bryan, Brazos County, Texas.*

**10. ADJOURN**

**FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT [\(979\) 209-5120](#) AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.**